

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, JULY 10, 2018
1:30 P.M.

CITY COUNCIL CHAMBER
(CITY HALL 1E07)

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, JULY 10, 2018 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

1. **ZONING DOCKET 075/18** – Request by Liberty Street Cottages, LLC. for a conditional use to permit established multi-family dwellings in an HU-RD2 Historic Urban Two-Family Residential District, on Square 556, Lots 23 and 24 or Lot 24, part of Lot 23, and the rear portions of Lots 1 through 5, in the Sixth Municipal District, bounded by South Liberty Street, Louisiana Avenue, Delachaise Street, and La Salle Street. The municipal addresses are 3417-3423 and 3417A-3423A South Liberty Street. (PD 2) **(EH) (Deferred from the June 26, 2018 City Planning Commission meeting)**
2. **ZONING DOCKET 076/18** – Request by Liberty Street Cottages, LLC. for a conditional use to permit established multi-family dwellings in an HU-RD2 Historic Urban Two-Family Residential District, on Square 556, Lots 22, in the Sixth Municipal District, bounded by South Liberty Street, Louisiana Avenue, Delachaise Street, and La Salle Street. The municipal addresses are 3425-3427 and 3425A-3427A South Liberty Street. (PD 2) **(EH) (Deferred from the June 26, 2018 City Planning Commission meeting)**

B. NEW BUSINESS:

3. **ZONING DOCKET 081/18** – Request by A.K.W. Investments, LLC for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 1507, Lot M, in the Third Municipal District, bounded by Law, Republic, Hope, and Havana Streets. The municipal addresses are 1843-1845 Law Street. (PD 4) **(KB)**
4. **ZONING DOCKET 082/18** – Request by First Baptist Church of New Orleans for a text amendment to the Comprehensive Zoning Ordinance to amend Article 24, Section 24.8.C to delete “Electronic message signs and electronic display screen signs are prohibited. This does not include time and temperature components.” or to amend the section to classify electronic signs as conditional uses. **(SL) (This application has been withdrawn by the applicant.)**
5. **ZONING DOCKET 083/18** – Request by Bou-Mikael Management, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District, on Square 580, Lot U or U-1, in the Second Municipal District, bounded by Canal Street, North Murat Street, Iberville Street, and North Alexander Street. The municipal address is 4439 Canal Street. (PD 4) **(RJ)**
6. **ZONING DOCKET 084/18** – Request by Jonathan F. Perrow for a conditional use to permit a bed and breakfast (principal) in an HMR-1 Historic Marigny/Tremé/Bywater Residential District and an RDO-1 Residential Diversity Overlay District, on Square 155, Lot 16 or 176, in the Third Municipal District, bounded by Chartres, Kerlerec, and Royal Streets and Esplanade Avenue. The municipal addresses are 1427 Chartres Street and 600-604 Kerlerec Street. (PD 7) **(RB)**
7. **ZONING DOCKET 085/18** – Request by WEL III, LLC for a conditional use to permit a mini-warehouse in an HU-MU Historic Urban Mixed-Use District, on Square 118, Lots A, B, the remaining portion of Lot C, and the remaining portion of Lot 25 or Lots A, B, Pt. ½ Lot 5, Lot 5, Lot A, Lot B, Pt. Parcel 14-3, and Pt. Lot 5 or 25 or Lots A, 22, 25, and an undesignated lot, in the First Municipal District, bounded by Erato Street, Constance Street, Annunciation Street, and Calliope Street/the Pontchartrain Expressway. The municipal addresses are 931-939 Erato Street and 1160-1170 Constance Street. (PD 2) **(JC)**
8. **DESIGN REVIEW 083/18** – Request by Lafitte Redevelopment, LLC for the Housing Authority of New Orleans for an amendment to an existing RPC Residential Planned Community pursuant to Article 4, Section 4.5.F of the Comprehensive Zoning Ordinance, with the amendment affecting Square 240-A, Lots 101 through 111, 113, 115 through 124, 130 through 135, and 137 through 147, in the Second Municipal District, bounded by North Prieur Street, Orleans Avenue, Lfite Avenue, and North Roman Street. There are multiple municipal

addresses. (PD 4) (TJ)

9. **PROPERTY DISPOSITION 004/18:** Consideration of the disposition of immovable property by the City consisting of the 4000 block of the Gravier Street right-of-way (unconstructed), bounded by S. Carrollton Avenue, S. Pierce Street, Square 763 and Square 764, within the First Municipal District. (PD 4) (AW)
10. **CANAL STREET STUDY** – Request by City Council Motion M-18-200 for the City Planning Commission to conduct a public hearing and a study to (1) compile and summarize previous studies and advisory reports on the improvement of Canal Street between Claiborne Avenue and the Mississippi River, and (2) analyze new aspects of such, including, but not limited to: (a) Identifying key recommendations and barriers that have prevented those recommendations from being implemented; (b) Identifying gaps in knowledge, resources, and considerations relevant to restoring Canal Street as a key destination in the City; (c) Identifying opportunity sites for commercial or residential use; (d) Providing recommendations for incentivizing use of upper floors while discouraging demolition of historic structures; (e) Examination of whether encouraging upper floor development for the purpose of operating short term rentals along this corridor could spur revitalization, such as attracting more diverse and upscale retail on the bottom floors; and (f) Providing recommendations for regulatory or policy initiatives that could be implemented to best accomplish the goal of restoring Canal Street as a key destination within the City. (LM)

C. BUSINESS RELATED TO SHORT TERM RENTALS (TO BEGIN NO EARLIER THAN 3:00 P.M.):

11. **ZONING DOCKET 086/18** – Request by City Council Motion No. M-18-195 for a text amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new Interim Zoning District (IZD) to be named the Short Term Rental Interim Zoning District, the intent of which is to prohibit certain uses for all lots that are located within the Historic Core and Historic Urban zoning districts, both residential and non-residential, the Central Business District zoning districts, the MU-1 Medium Intensity Mixed-Use zoning district, and the MU-2 High Intensity Mixed-Use zoning district, as indicated on the official zoning maps of the City. The Interim Zoning District is to prohibit any issuance or renewal of a Temporary Short Term Rental permit or license and any issuance of a Commercial Short Term Rental permit or license for STR-use on the first floor of a multi-story building that can or may contain residential uses on subsequent floors. (NK)
12. Consideration of a motion to accept public comment on the Short Term Rental Study that was initiated by City Council Motion M-18-86 and incorporate it into the record for the study initiated by City Council Motion M-18-194.
13. **2018 SHORT TERM RENTAL STUDY** – Request by City Council Motion M-18-194 for the City Planning Commission to conduct a public hearing and study on the impact of Short Term Rentals (STRs), utilizing the City’s existing regulations

and STR data, to determine if amendments to existing laws are warranted or necessary, and if existing regulations should be modified to reduce any unintended secondary effects of STRs relative to the residential fabric of the city. (NK)

OTHER MATTERS:

- A. Adoption of the minutes of the June 12, 2018 and June 26, 2018 meetings.
- C. Committee reports.
- D. Announcements.

Robert D. Rivers
Executive Director

RDR/skk